

Courtesy Of Dave J Ryan Of RE/MAX Real Estate

## **\$574,900 - 1308 56 Street, Edmonton**

MLS® #E4445670

**\$574,900**

4 Bedroom, 3.50 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Feel at home in this picture perfect, fully finished 2-storey with NO REAR NEIGHBOURS in Edmonton's Walker subdivision! Lots of space for everyone to take off coats & shoes in the entry way. Open concept main floor! Large kitchen with lots of counter space, corner pantry & quartz countertops! Great dining space with room to expand to host family & friends! Large living room with tons of natural light! Head upstairs to the bonus room where kids can enjoy watching a movie! Great master bedroom with 4pc ensuite & walk in closet! 2 more bedrooms are great for kids or guests or a home office. MAIN FLOOR LAUNDRY! Basement is fully developed with large rec space for Oilers game nights! 4th bedroom & a beautiful 2pc bathroom. Yard is fully finished with 2-tier deck & underground sprinkler system! If the kids need more space slip onto the back field for a game of soccer or cricket! Double attached garage! Central A/C. Close to schools, shopping, transit and easy Anthony Henday access!!!

Built in 2013

### **Essential Information**

MLS® # E4445670

Price \$574,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,776
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1308 56 Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1R4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 9:32am MDT